

Martis Valley West Parcel Specific Plan Project – Project Acreages and Standard Nomenclature		
Label	What it is	How many acres
Specific Plan		
Specific Plan	The Specific Plan area consists of two separate components, the East and West Parcels, which are located on either side of SR 267.	7,568
project site	The entire Specific Plan area, including the East and West Parcels.	7,568
study area	Depending on the technical report or section, the study area may encompass a larger area around the project site for purposes of the analysis.	Varies
East Parcel		
East Parcel	Approximately 6,376 acres located east of SR 267, the majority of which is currently designated Forest. Approximately 670 acres are designated Low Density Residential and General Commercial.	6,376
East Parcel proposed conservation area	Under the proposed project, the whole of the East Parcel would be designated Forest, and a conservation easement would be placed over the entire 6,376 acres, or it would be sold fee simple to conservation groups.	6,376
East Parcel potential development area	Area of East Parcel currently designated Low Density Residential and General Commercial, zoned Single-Family Residential and Neighborhood Commercial.	670
East Parcel Nevada County area	Parcel (APN 49-050-04-000) within the East Parcel that is located within Nevada County	216
East Parcel TRPA area	Portion of the East Parcel that is located within TRPA jurisdiction	130
East Parcel TRPA area allowable use	Allowable use, PAS - Martis Peak, improved campgrounds; 8 per acre (1,040 campsites maximum).	130
West Parcel		
West Parcel	Approximately 1,192 acres, located adjacent to the Northstar California Resort, west of SR 267, currently zoned Timberland Production. Within the West Parcel, the Specific Plan consists of the West Parcel development area (775 acres) and the West Parcel non-development area (417 acres that will be designated Forest and zoned TPZ). The West Parcel Forest designation includes the West Parcel utilities area. The West Parcel development area includes the 112-acre TRPA Area Plan.	1,192
West Parcel development area	Under the proposed project, 775 acres of the West Parcel would be rezoned from Timberland Production to Residential, allowing for up to 760 residential units and recreation and other homeowner amenities, and up to 6.6 acres of neighborhood-serving commercial.	775
West Parcel non-development area	Portion of the West Parcel that would not be developed and would remain designated Forest; 352 acres and 65 acre parcels.	417
West Parcel TRPA non-development area	Portion of the West Parcel in the Tahoe Basin that would not be developed and would be designated Forest.	27
West Parcel utilities area	Northwest corner of the West Parcel, part of the 417-acre non-development area, designated Forest and anticipated for project-serving utilities.	65
TRPA Area Plan		
TRPA Area Plan	Portion of the West Parcel that is located within the Lake Tahoe Basin and is under TRPA's jurisdiction, designated Recreation and/or Conservation would be designated Resort Recreation. Although the entire 112.8 acres would be designated Resort Recreation, development would be allowed only within 85.3 acres; the remaining 27.5 acres would be left for open space and recreation. Within this 85.3-acre area, coverage would be limited to approximately 25 acres, based on the land capability analysis, so most of the 85.3 acres would also be undeveloped. The TRPA Area Plan is part of the 775-acre West Parcel development area.	112.8
TRPA Area Plan development area	As mentioned above, 85.3 acres of the TRPA Area Plan would be developable.	85.3
TRPA Area Plan open space and recreation	As mentioned above, 27.5 acres of the TRPA Area Plan would left for open space and recreation.	27.5
TRPA Area Plan allowable coverage area	Land coverage for the MVWP portion within the Basin will comply with Chapter 30, Land Coverage, of the Regional Plan. The TRPA Area Plan's estimated allowable land coverage is approximately 25 acres	25
TRPA Area Plan allowable use	Allowable use, PAS - Martis Peak & Watson Creek, improved campgrounds; 8 per acre (832 campsites maximum).	104

There are substantial lands included in the project, acreage is approximate and based on public records; GIS, Assessor Parcel Numbers, etc.